



NUEVA PROMOCIÓN
MAR DE ESMERALDA
EN AVDA. PORTUGAL, 38



**GRUPO
DON SENTO**

BUILDING QUALITIES

Don Sento's new Project in Santa Pola called **Emerald Sea** is located in between 2 avenues, Maribel Pérez Ojeda Avenue and Argentina Avenue, a very high standing area.

This private development features 10 exclusive units, with big terraces and 3 bedrooms, 2 bathrooms. All units and the main building facade are facing the sea in second line street, Argentina Avenue.

The urbanization has an underground parking floor with parking spaces and storage rooms with lift Access direct to the apartments.

In main ground floor a beautiful swimming pool with kids area is surrounded by anti slip pavements and green areas. In the lobby by the lift there will be a beautiful indoor garden yard.

All designed with eco standards.

GROUNDING WORKS

The foundations are built using a system of reinforced concrete footings and bracing slab or footings with tie beams in reinforced concrete. Foundations certified by an accredited independent technical control body in compliance with the specifications of the geotechnical study and current structural regulations.

STRUCTURE

Structure composed of columns and waffle slabs or solid slabs of reinforced concrete. Structure certified by an accredited independent technical control body in compliance with the specifications of the geotechnical study and current structural regulations.

FACADE

The design of the main façade has been inspired by the styles of modern buildings with the use of large terraces with security glass balustrades and extra large windows that provides beautiful light inside the apartments. The cavity insulation: ceramic exterior cladding on triple 11 cm-thick hollow brick and rendered with water-repellent mortar; cavity thermal insulation of rock wool in accordance with regulatory specifications; inner leaf using 19 mm-thick laminated plasterboard on galvanised steel profiles.

BRICKWORK AND INSULATION

The separation between properties is formed of three leaves: a central 11 cm-thick perforated ceramic brick wall lined on both sides with 19 mm-thick laminated plasterboard on galvanised steel profiles with rock wool thermal and acoustic insulation. The internal partition walls of the property are formed of 19 mm-thick laminated plasterboard on both sides of the partition installed on galvanised steel profiles with rock wool acoustic insulation. Throughout the interior of the property there is a continuous smooth suspended ceiling formed with laminated plasterboard on galvanised steel profiles. The living room and bedrooms have a recessed curtain rail in the suspended ceiling.

INTERIOR WALL PAINTWORK

Walls and ceilings are finished with smooth acrylic paint on laminated plasterboard in off white.

TILING OF EXTERIOR FLOORS AND WALLS

Large-format property flooring, non-slip porcelain stoneware tiles in terraces and utility areas. Can be seen in Santa Pola Office.

TILING OF INTERIOR FLOORS AND WALLS

Large-format rectified porcelain stoneware floor tiles throughout the property. Large-format stoneware tiles on walls in bathrooms and areas above kitchen worktops. Floors between properties have acoustic insulation, and the floor of the ground floor has thermal and acoustic insulation.

EXTERIOR CARPENTRY AND GLAZING

Balcony doors in living room with large sliding doors. Sliding windows in the other bedrooms. All bedroom and living room windows have aluminium motorised shutters of the same colour as the joinery, with slats with injected polyurethane for thermal and acoustic insulation. The balcony windows feature double glazing with safety-glass with air cavity, providing both safety under impact and thermal and acoustic insulation. The other windows feature double glazing with air cavity, providing thermal and acoustic insulation. Balustrades on terraces and solariums on the main façade feature safety glass as per façade design, mechanically fixed using stainless steel profiling.

INTERIOR CARPENTRY

Armoured entry door with structure and sub-frame in steel, blocking mechanism, double security lock, anti-leverage hinges and peephole. Room doors lacquered, solid core, lift-off hinges, magnetic latch and soft close mechanism with rubber strip on frame. Fronts of built-in wardrobes at a total height to suspended ceiling with lacquered sliding doors, interior lined with textile-finish melamine, partitions, upper storage shelf, hanging rail and drawer units.

PLUMBING

Bathrooms are fully equipped with furnitures and wall mirror above washbasin units. Resin shower tray flush-fitted in flooring. Shower screen with safety glass. European-brand WC with concealed cisterns in both bathrooms. Taps in shower wall-fitted. Thermostatic taps, and overhead shower head.

ELECTRICITY

Brand quality fittings. Installation of home automation to control shutters.. TV sockets in lounge, all bedrooms and solarium. RJ45 data sockets in lounge and every bedroom. The interior of the development has infrastructure for distribution of fibre optic broadband services. Digital code Access with videophone.

Led lighting with motion detection in communal areas.

AIR CONDITIONING SYSTEM

Air conditioning (hot/cold) pre installed with all air ducts all around the apartments in the suspended ceiling. The outdoor air-conditioning unit is prepared to be located on top of the lift and the indoor unit is prepared to be inside the suspended bathroom ceiling. Domestic Hot Water (DHW) is produced by the aerothermal heat pump, fed to a hot water accumulator with back-up support from the electrical resistance. Underfloor heating in the bathrooms with thermostast.

KITCHEN

Fully-fitted Kitchen of Italian-line design with lower and upper units to ceiling using clean straight lines, drawers and doors with self-closing system. Quartz or porcelain worktop with worktop sink and draining board. Extractor incorporated into upper unit, space for dishwasher and fridge, column for conventional oven and microwave. (appliances not included: these are optional), lacquered finish in white with combinations of wood, LED lighting integrated below upper units improving the lighting in the cooking and food preparation areas. Induction hob is included. Each kitchen has a large american bar with space for stools to be used for breakfast or informal lunch.

UTILITY ROOMS

(Only in some units) Interior walls finished in cement render in the same colour as the façade. With electric point, water heater and pre-installation for washing machine and dryer. Access for maintenance of the outdoor aerothermal unit. Each unit has also a pre-installation for washing/drying machine in the kitchen.

SOLARIUMS:

Divided in different areas by changing of pavements, bar area with electrical plugs, storage room and direct Access from the lift.

GROUND FLOOR PROPERTIES

The ground floor properties have a porch extension achieved with an open paved terrace and gate with direct access to the street.

TELEVISION AND INTERNET

Antenna installed at the top of the lift telephone and fiber internet lines installed in each property.

GARAGE

All units have a parking space and a storage room included in underground parking floor with direct Access from every unit wheelchair friendly. The parking spaces would be able to have an electrical charging point for electrical vehicles on request and depending on the state of the development.

This Project has the Seguro de Garantía Decenal (insurance) in accordance to the Construction Law. On the judgement of the technicians or due to other criteria the materials will be able to be changed in this specifications always in compliance of legal and quality requirements.